



MOUNTAINS RECREATION & CONSERVATION AUTHORITY

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MEMORANDUM

TO: The Governing Board

FROM:  Joseph T. Edmiston, FAICP, Hon ASLA, Executive Officer

DATE: May 2, 2007

SUBJECT: **Agenda Item V(i): Consideration of resolution authorizing the acceptance of an approximately 275-acre open space dedication of lots 34 and 20 of Tract Nos. 44327 and 44327-01 and conservation easements within said tracts, Indian Springs project, Devil Canyon, Chatsworth.**

Staff Recommendation: That the Governing Board adopt the attached resolution authorizing the acceptance of an approximately 275-acre open space dedication of lots 34 and 20 of Tract Nos. 44327 and 44327-01 and conservation easements within said tracts, Indian Springs project, Devil Canyon, Chatsworth.

Background: The Indian Springs tract in the Santa Susana Mountains was approved by Los Angeles County in the early 1990s. Staff worked extensively on the project footprint and configuration of the open space. The project includes two clusters totaling 52 homes and 275 acres of fee simple open space dedication. The conditions of approval required the property to be transferred to the MRCA or the Santa Monica Mountains Conservancy years ago, but nonetheless the entire tract is graded with streets and the applicant is eager transfer the property. The property is now owned by Toll Brothers, Inc.

The open space lot includes multiple rock formations, riparian habitat, and a section of the key Johnson Motorway trail. Although, as shown on the attached figure, the property is located just east of Rocky Peak Park, the only existing parkland that it is contiguous with is a small tax defaulted parcel acquired by the MRCA just north of the 118 Freeway.

The Governing Board adopted Resolution No. 02-95 in 1995 authorizing acceptance of the fee open space but not the conservation easements. The proposed action reaffirms the prior action and authorizes acceptance of conservation easements over the rear portions of Lots 12-18 for Tract 44327 and Lots 10-19 of Tract 44327-01. Those easements include portions of blueline streams and total over two acres of land.

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In 2002 the Governing Board also adopted Resolution No. 02-161 in which the MRCA authorized the assumption of Santa Susana Mountain Park Association's rights and position in a recorded MOU with property owner. The principal right in that MOU is for the SSMPA to have a seat on the Architectural Control Committee for the tract.

The main maintenance obligation of the tract will be keeping a section of the Johnson Motorway trail safe and passable.